34 | MAGNA AVENUE

Prime Logistics Facility
With Staff Amenities Like No Other







34 | MAGNA AVENUE

Magna Business Park, Citywest, Dublin 24

PRESTIGIOUS, HEADQUARTERS LOGISTICS & OFFICE FACILITY





LUAS Stop 13 minutes walk

POSITION

- Prime south Dublin location
- Prominent corner position
- Managed, corporate environment

AMENITIES

- 3 mins walk to Spar and creche
- 9 mins walk to shopping centre
- 9 mins walk to cafes & restaurants

ACCESS

- 13 mins walk to LUAS stop
- 4 mins drive to N7
- 8 mins drive to M50

CAPACITY

- 14 Dock Levellers and 2 Level Access Doors
- 17 No. HGV parking spaces
- 12 m. clear internal height

STAFF AMENITIES LIKE NO OTHER

9 mins walk

COFFEE, FOOD, GYM, HEALTH, BEAUTY & OTHER SERVICES











CITYWEST SHOPPING CENTRE

3 mins walk

CONVENIENCE & CHILDCARE

Just 9 minutes walk from 34 Magna Avenue, and with its own LUAS Stop, Citywest Shopping Centre provides a wealth of staff amenities unrivalled by other industrial & logistics developments.





























SPAR (A)



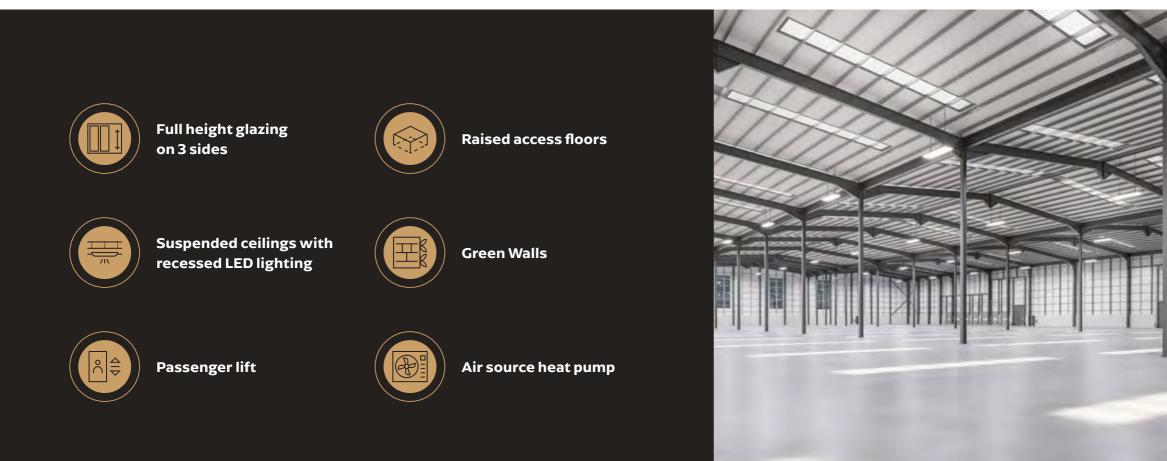


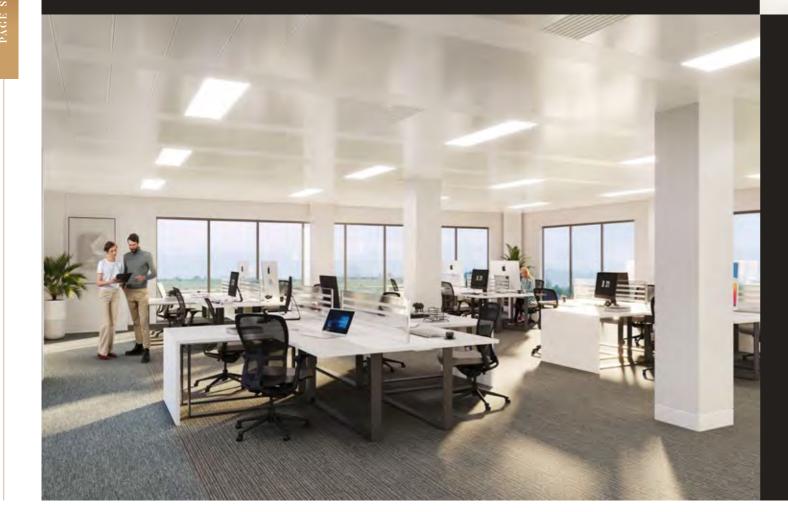
an post













Air source heat pump



Magna Business Park is part of the wider Citywest development and benefits from 24/7 on-site security patrols, CCTV and high quality landscaping.

LED lighting

A STRIKING NEW DESIGN TO COMPLEMENT ITS PROMINENT POSITION AT THE CORNER OF MAGNA AVENUE AND MAGNA DRIVE

TARGET CERTIFICATION



EV charging points

Green walls

Grasscrete surfacing

* All CGI images are indicative only

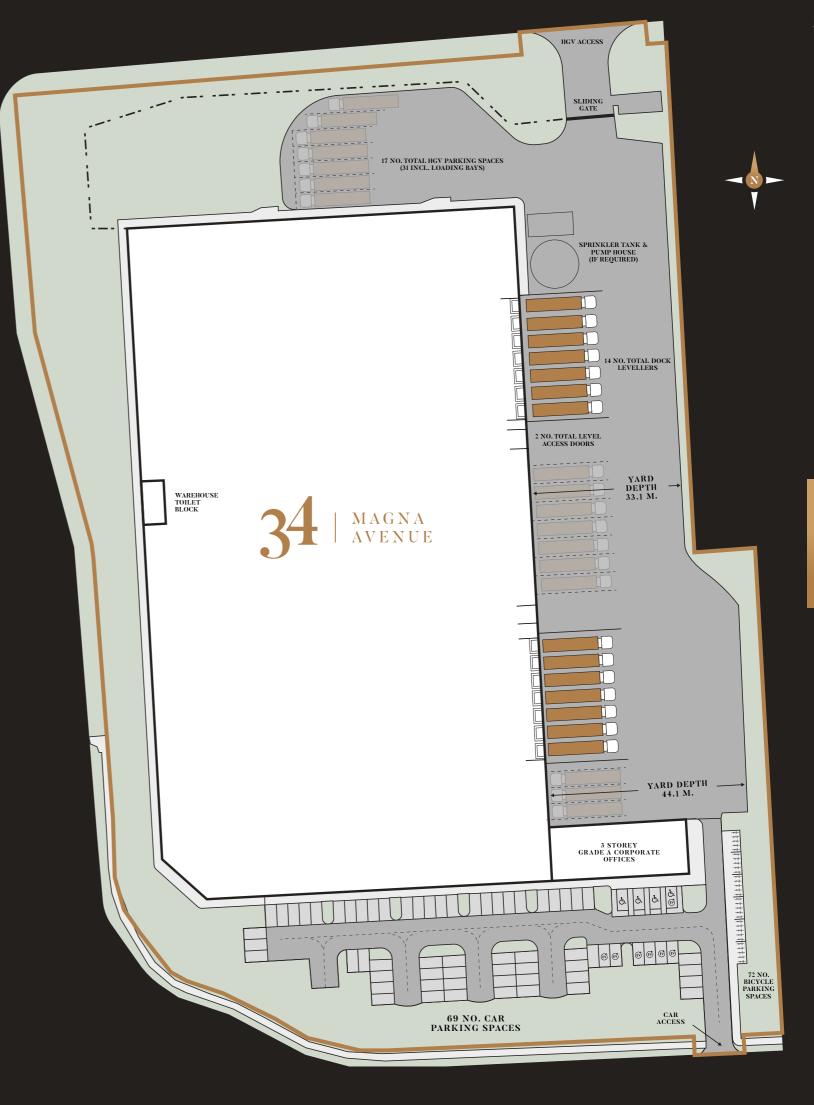
ACCOMMODATION

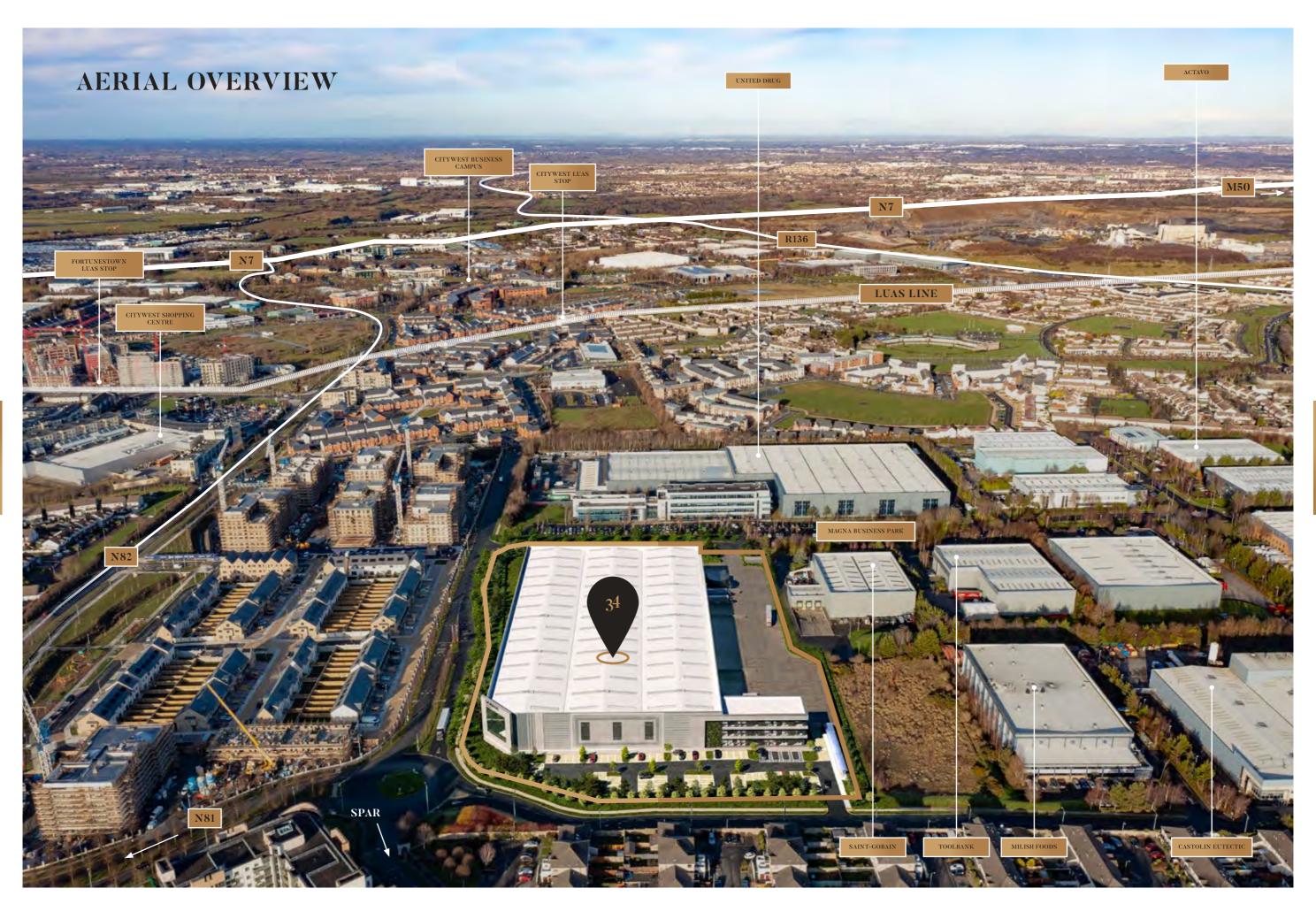
Gross External Areas	Sq. m.	Sq. ft.
Warehouse	12,730	137,025
Ground Floor Offices and Staff Facilities	418	4,499
First Floor Offices and Staff Facilities	365	3,929
Second Floor Offices and Staff Facilities	365	3,929
Total	13,878	149,382



SITE AREA











GPS: 53.33446, -6.386510

LOCATION & DRIVE TIMES

Source: Google Maps (Off-Peak)









M50 Motorway (Junction 9)



Dublin International Airport **22 Mins**



Dublin Port Tunnel **22 Mins**

ABOUT THE OWNER

See eqtexeter.com



EQT Exeter, the real estate division of EQT, acquires, develops, leases, and manages logistics/ industrial, residential and office/life science properties. As a hands-on operator with regional offices across North and South America, Europe and Asia-Pacific, we combine our local execution and global scope to deliver superior real estate solutions to our tenants while providing our investment partners with some of the industry's leading and most consistent value-add, core-plus and core returns, as proven against prominent global benchmarks.

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DISCLAIMER

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